

Ordinance 260432

Development Plan: Plaza Apartments Parking Garage
CD-CPC-2026-00017

May 12, 2026

Neighborhood Planning and Development Committee

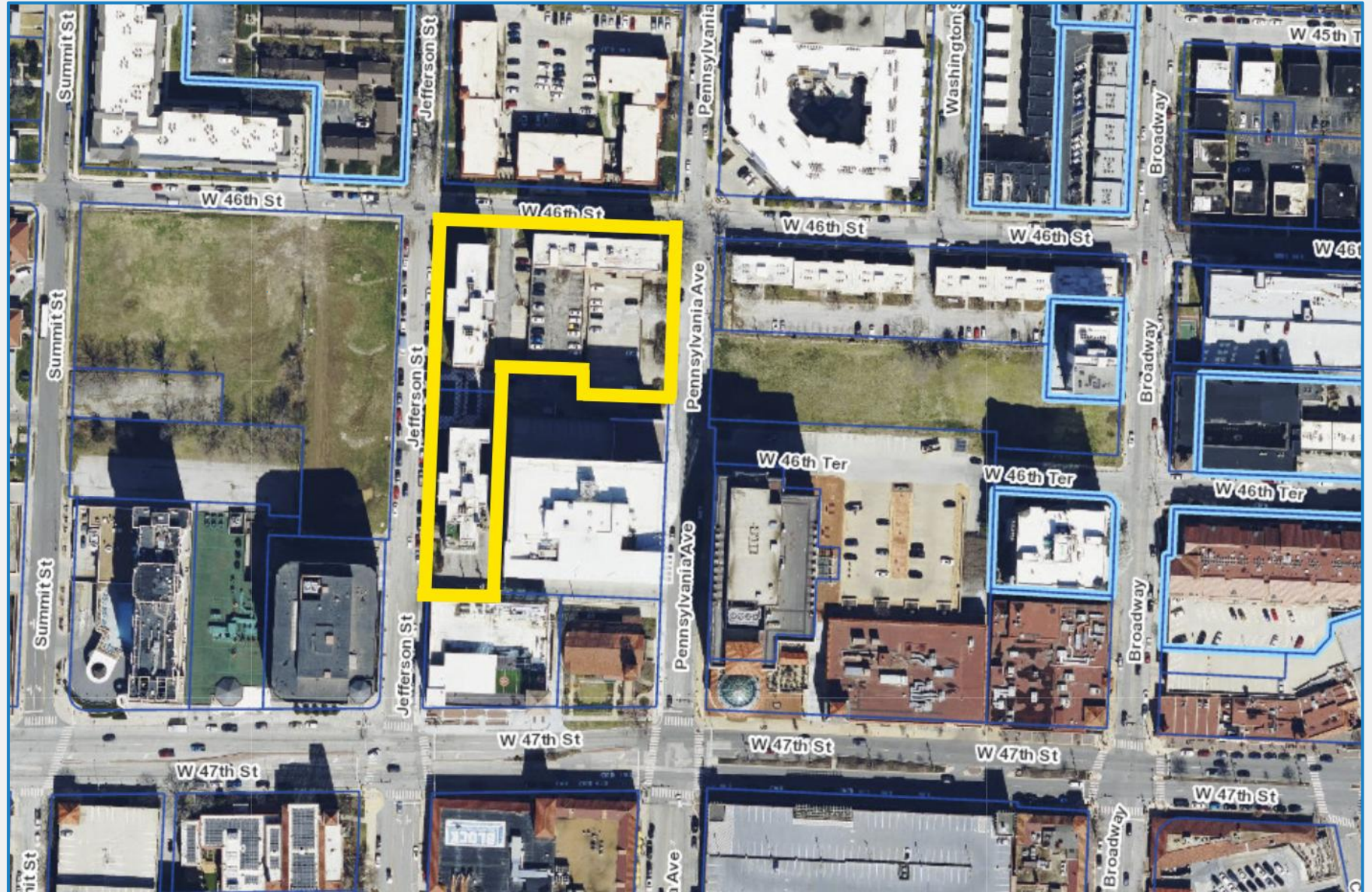


Location

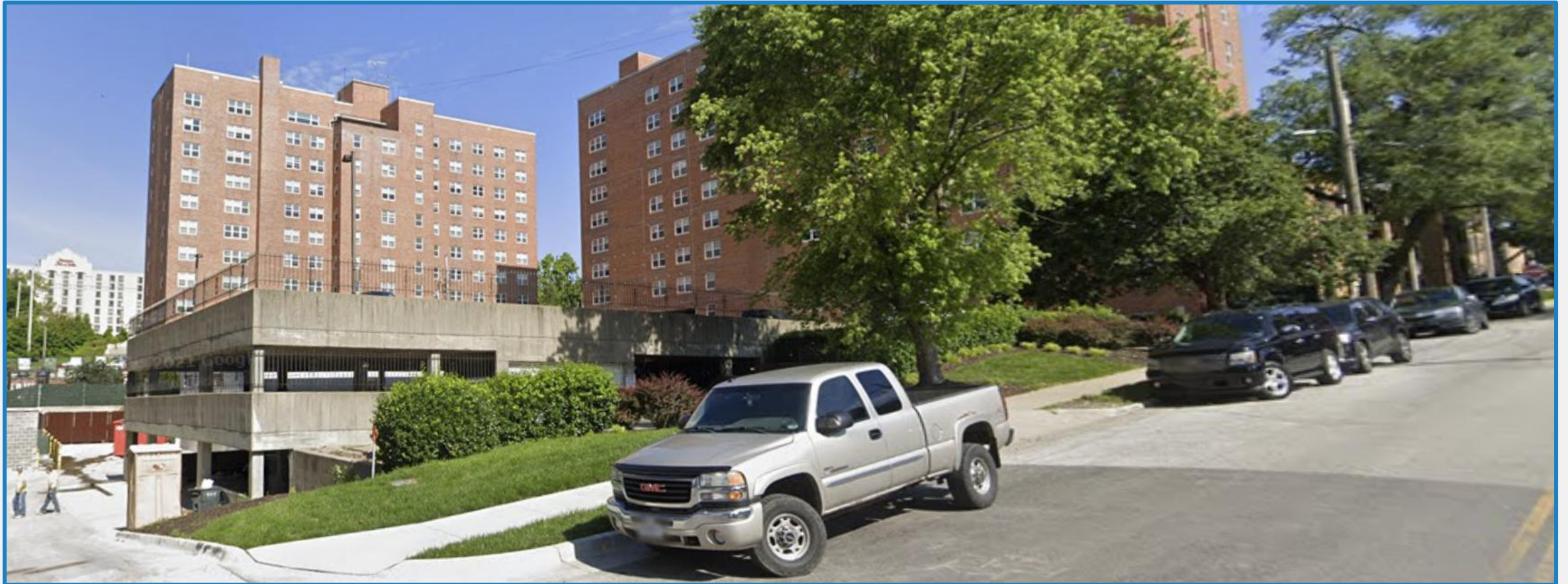
Address:
609 W 46th St.

Council District:
6th

Area Plan:
Midtown/Plaza



Looking Northwest from Pennsylvania Avenue



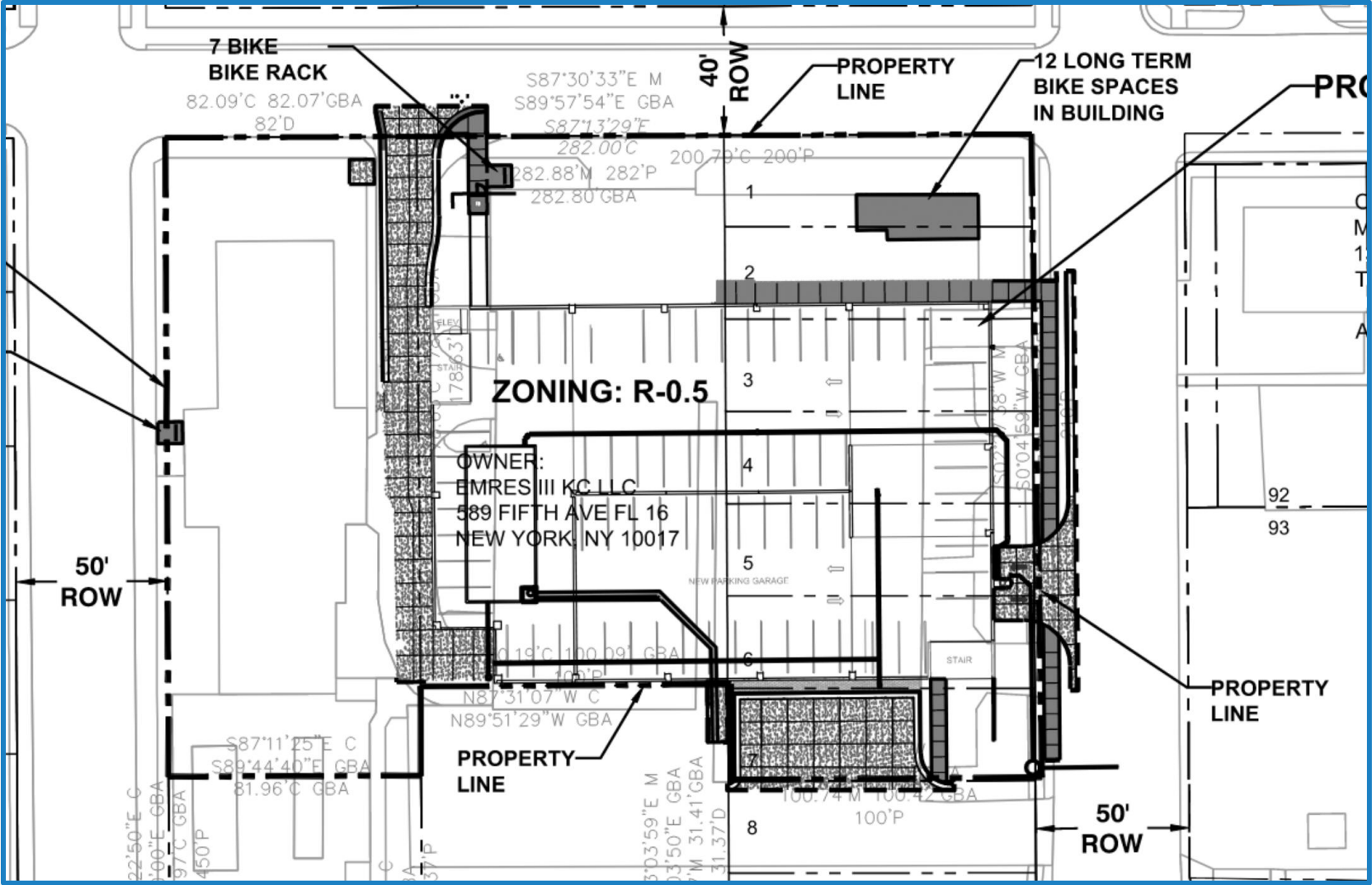
Looking Southwest from Pennsylvania Avenue



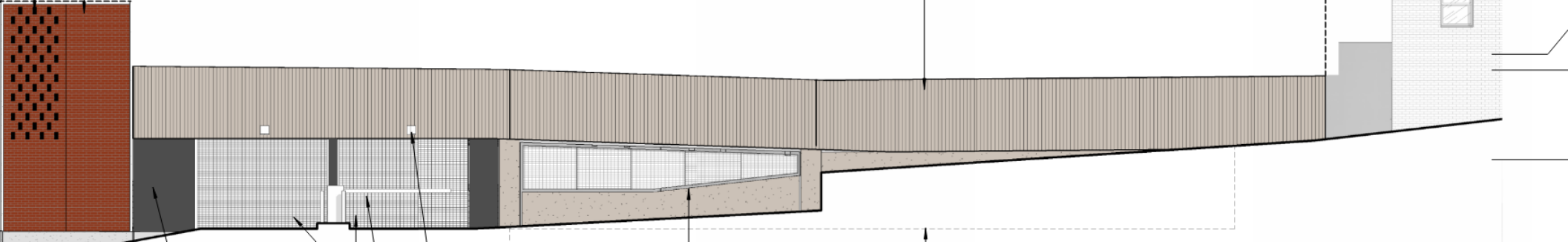
Development Plan

- The applicant is proposing the removal and reconstruction of the central parking garage.
- New garage is proposed to be constructed in two phases which will match the remodel of the residential buildings which is under construction.
- Phase 1 will provide 175 parking spaces, while Phase 2 will increase the total parking supply to 226 spaces
- No exterior changes to the three residential buildings are proposed and will remain at 214 units.
- New garage will remove one existing curb cut along Pennsylvania Avenue.

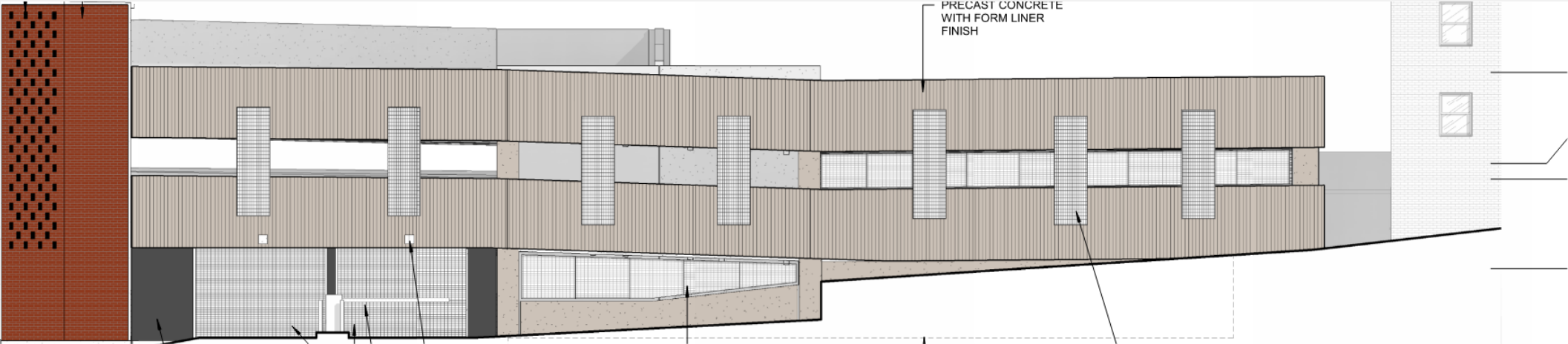
Site Plan



Landscape Plan



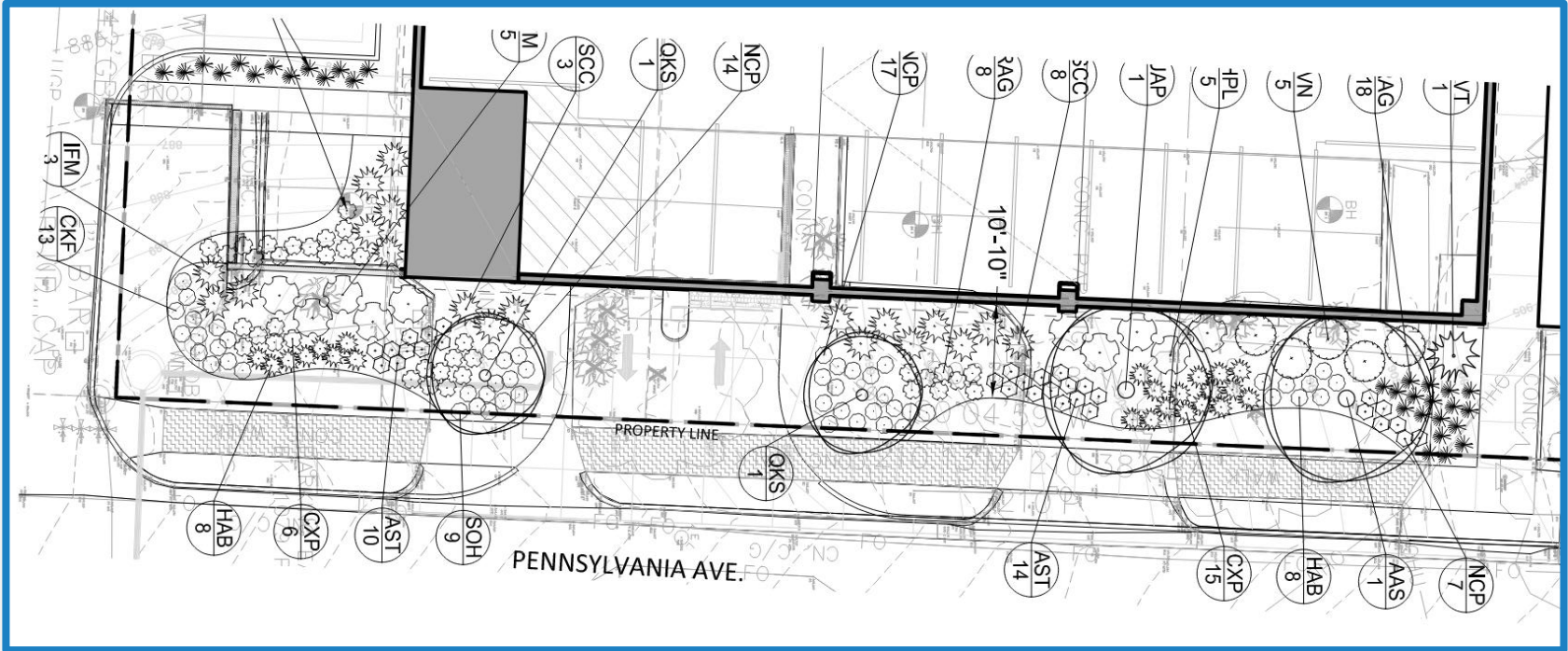
Phase I



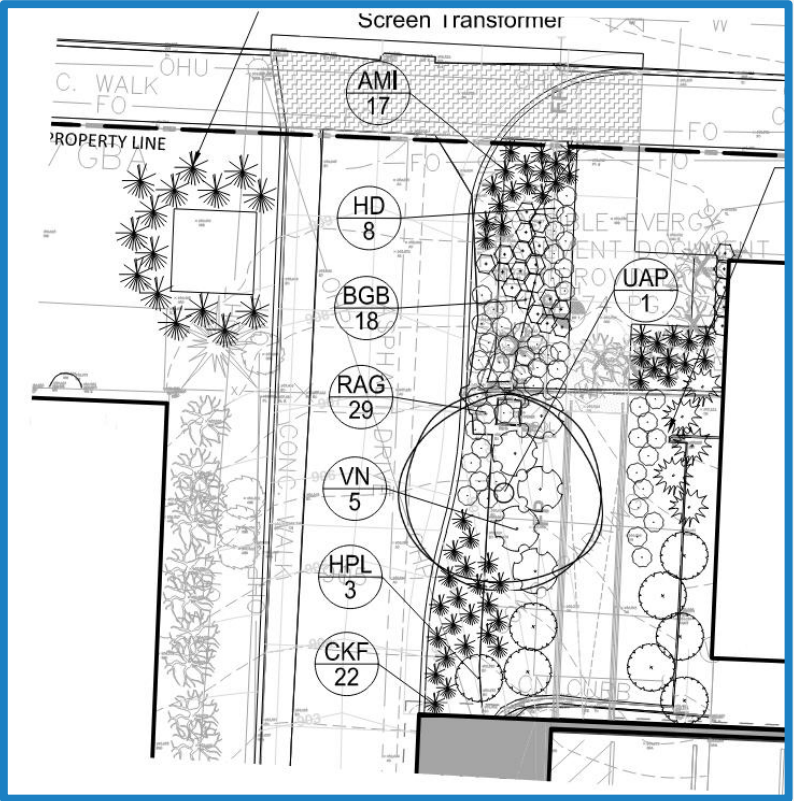
Phase II



Landscape Plan



Pennsylvania Avenue Landscaping



46th Street Landscaping

Public Engagement Summary

- Meeting held on April 6th at 6pm via Microsoft Teams
- 8 attendees, 6 of which were the applicant team
- Discussion topics
 - Number of parking spaces in existing and new parking spaces
 - If parking is included in rent and location of guest parking
 - Construction schedule
 - Construction logistics and communication
 - Property access
 - Lighting

Neighborhood Association Testimony

- The Plaza Westport Neighborhood Association submitted public testimony on Monday April 13th at 5:11 PM which was not included in the Staff Report.
- The Plaza Westport Neighborhood Association states that applicant is proposing a two-phase garage construction plan not discussed publicly and lacks details on the required alternative parking plan, raising concerns about increased on street parking unless the garage is completed before occupancy.
- The Plaza Westport Neighborhood Association states that they face significant on street parking pressure, which they state could worsen, even temporarily.
- **Note:** On April 9, 2026, City Council approved Ordinance 260219, which removed parking minimums at this location. The condition for an alternative compliance parking plan is no longer applicable.

City Plan Commission Recommendation Ordinance 260432

Development Plan

Case No. CD-CPC-2026-00017

Approval with Conditions

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